



YAXHAM PARISH COUNCIL

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MINUTES OF THE MEETING OF YAXHAM PARISH COUNCIL ON WEDNESDAY 26th FEBRUARY 2026 AT 7.30PM IN THE DAVID MYHILL ROOM AT YAXHAM VILLAGE HALL

Present: Cllrs Maggie Oechsle (Chair), Paul Bone (PB), Gary Davison (GD), Chris Couves (CC)

In attendance: Clerk, DC Paul Plummer and 6 members of the public

1. Chair's opening remarks

Cllr Oechsle opened the meeting, welcomed all present, noted that the Chair, Cllr Ben Conway, was unable to attend, and confirmed that she would be chairing the meeting. She also advised that the meeting was being recorded.

2. Apologies for absence

Apologies were received and accepted from Cllr's Ben Conway, Bob Gust and Graham Howe.

3. Declarations of interest in items on the agenda and to consider any requests for dispensation.

None.

4. Public Session

A local resident spoke about item 7.4 regarding the Wyvern Farm planning appeal. She explained that she lives at Brakefield Green and is concerned that, if the appeal is allowed, HGVs would pass her property. She also expressed concern that a change from agricultural use to a commercial operation could set a precedent affecting Yaxham, Mattishall and the surrounding area. She reported that similar concerns had been raised at the Garvestone Parish Council meeting. She noted that, if restricted from certain routes, vehicles may instead use the Stone Road route. She added that the applicant currently has permission for five vehicles and several retrospective applications are under consideration.

The Chair noted that Breckland Council had refused the application and it was now at appeal.

A resident of Station Road asked for an update on the flooding outside his property. He referred to the recent multi-agency meeting and sought clarification on the outcome and on responsibility for resolving the issue. Another resident reported safety concerns, noting that children had been throwing stones and pieces of concrete into the floodwater and cycling through it during half term. They are also being splashed when leaving their properties, and passing vehicles were throwing up gravel, silt and mud, causing damage to driveways and cars. The Chair advised that the matter would be discussed in more detail under item 9.

5. Reports from County and District Councillors if present

DC Paul Plummer provided an update on the forthcoming elections, including the upcoming Norfolk County Council elections. He provided the Clerk with a briefing on Local Government Reorganisation and Devolution and asked that it be circulated to all councillors. The document sets out the Government's proposed timetable and the implications for local authorities.

6. Minutes of Previous Meeting

6.1. To approve the minutes of the Meeting of the Parish Council held on 7.1.2026

The minutes of the meeting were **approved** without amendment and signed by the Chair as a correct record. **All agreed**, the Chair could not comment as she did not attend the previous meeting.

6.2. To receive the Clerk's Report on matters since the last meeting.

- The precept was sent to Breckland
- LGR response was sent to Norfolk ALC
- A report of fly tipping was received regarding waste deposited behind Pinns Corner which had been reported to Breckland District Council. Councillors had also reported and checked to confirm that waste was removed.
- The Council was asked to consider potential deterrence measures i.e. the installation of a recording CCTV camera and appropriate signage.
This matter was originally scheduled for this agenda but will now be added to the March meeting for discussion.
- A letter was sent to a resident on Dereham Road asking for their hedge to be cut back.
- The Clerk attended a multi-agency meeting alongside the Vice-Chair, with representatives from Highways, Mid Norfolk Railway, Anglian Water, the Norfolk Strategic Flooding Alliance, and other relevant bodies, to discuss the ongoing flooding issues on Station Road.
- A follow-up meeting has been scheduled for April to assess progress, identify whether any remedial actions have been effective, and determine the next steps.
- An invoice was sent the NCC for the Service Delegation Agreement

6.3. Matters arising from minutes of previous meetings not considered elsewhere on this Agenda.

Increasing Public Awareness of the Parish Council's Role and Activities, this will be added to the next agenda.

7. Planning

7.1. New planning applications

PL/2026/0259/FMIN - Land To The Rear of No.9 Fieldings Drive

This application was received after the agenda had been published. The Clerk asked whether councillors wished to request an extension or to comment under delegated powers. Following discussion, it was **agreed** to use delegated powers and submit no comment.

The Chair noted that the planning portal had been unavailable for an extended period but appeared to be working again. DC Paul Plummer confirmed that he had also experienced access issues and advised that the problem had now been resolved.

7.2. Planning decisions

PL/2025/1943/HOU - HOU Householder application for planning permission for works or extension to a dwelling - Installation of a canopy/verandah roof at the rear - Dunromin Norwich Road, Yaxham – Granted with Conditions

7.3. Breckland District Council – 5 Year Housing Land Supply update

The Chair read out a briefing note from the Chair of the Neighbourhood Plan Working Group regarding Breckland's current housing land supply position and the implications for Yaxham. It was noted that Breckland can currently demonstrate only a 2.8-year housing land supply, which triggers the national 'tilted balance' in favour of development. The Chair explained that this reduces the weight given to existing housing related policies until the updated Yaxham Neighbourhood Plan is approved at referendum.

The Chair highlighted the importance of the forthcoming Neighbourhood Plan referendum on 19th March 2026 at the Village Hall, noting that once the reviewed plan is complete, it will carry greater weight in planning decisions. While it cannot guarantee full protection against unwanted

development, an up-to-date Neighbourhood Plan will strengthen the parish's position when responding to applications that conflict with its policies.

The Chair and the Chair of the Working Group stressed the importance of a strong turnout at the referendum, noting that the more residents who vote, the greater the mandate and influence the Plan will hold.

7.4. Other planning issues - Wyvern Farm planning appeal

A written response to the planning application had been circulated to councillors prior to the meeting and was displayed on the screen. Councillors discussed the application and the implications for Yaxham if it was approved, all agreed that the response was comprehensive and required no further amendments. It was unanimously **agreed** that the Clerk submit the attached response to the Planning Inspectorate.

7.5. Neighbourhood Plan Working Group - update

The Chair of the Neighbourhood Plan Working Group said he would organise banners which would be displayed around the village to publicise the forthcoming referendum on 19th March. He encouraged all residents to get out and vote.

The newsletter which had been circulated prior to the meeting was unanimously **agreed**.

The Clerk to arrange printing, and councillors together with members of the Working Group would distribute copies throughout the village.

8. Play Area Report

8.1 Inspection reports.

Cllr CC reported that, due to recent bad weather, the playground had not been used much. The equipment was in good order, and weekly inspections would resume from next month. He would check for any algae build-up due to the shade and, if required, he would jet wash the equipment.

9. Flooding issues affecting Station Road and Railway Farm - update

The Chair presented the report provided by Daniel from the Norfolk Strategic Flood Alliance along with a map, outlining the multi-agency meeting held to review flooding issues along Station Road and the Mid Norfolk Railway (MNR) corridor. The Chair summarised the attendees and guided councillors through each section of the report.

It was noted that Daniel had taken a proactive approach in coordinating the relevant authorities and landowners, each of whom holds different responsibilities along the drainage route.

Agreed Multi-Agency Actions

- **LLFA** to check legalities and historical mapping of the piped ditch discharging on station road and if applicable then liaise with the land owner.
- **NCC Highways** to clear the catch pit, pipe, and gully on Station Road to restore drainage as a goodwill gesture.
- **NCC Highways & MNR** to re-check records for ownership and maintenance responsibility for the gully, pipe, and catchpit.
- **MNR** to confirm feasibility of, between Points A and B or installing a second pipe for increased water capacity during storms.
- **LLFA** to visit Yaxham Waters to confirm ditch route, design, and compliance.
- **All partners** to reconvene in April to review progress.

The Clerk will liaise with Daniel to arrange a visit to Yaxham to meet residents, discuss concerns and provide a more detailed explanation of the planned works.

10. A request for advisory signage at Church Lane regarding access.

A request had been received for advisory signage at the entrance to Church Lane. The Chair reported that she had visited the location and noted that an existing sign is already in place behind the village sign but is currently obscured by shrubbery. As the sign sits on the parish verge, it falls within the Parish Council's responsibility.

It was unanimously **agreed** that the shrubbery would be cleared and the existing sign cleaned to improve visibility. Any additional signage closer to the church would require permission from the Parochial Church Council (PCC).

11. Events

11.1 Litter Pick Saturday 6th June 2026 – update

This item will be carried forward to the next meeting.

12. Highways and Footpath issues

12.1 Footpath or highway issues needing attention

Cllr CC reported that two footpath signs, one located on the corner of Green Lane and the other on a nearby footpath still haven't been repaired. The Clerk will contact CC to confirm the precise locations and report to Highways. It was also noted that the hedge on either side of The Mill has been cut back.

Two potholes opposite the Well Hill junction were reported and the Clerk to report to Highways.

12.2 Uncut hedges on Cutthroat

The Chair noted that the hedges had still not been cut.

12.3 Broken gate on Church Lane

It was noted that the broken gate is not located on Church Lane but on the field to give access to the football field. Councillors discussed the matter and **agreed** that responsibility for the gate lies with the Yaxham Village Amenities Association (YVAA). The Clerk will notify the YVAA and request that the gate is repaired.

12.4 Parking concerns raised within the Parish

The Chair reported that, following investigation, vehicles are permitted to park on the pavement provided they do not obstruct pedestrians.

PB raised particular concerns regarding parking around the school, noting that vehicles are parking on both sides of Well Hill, creating a significant hazard when exiting Well Hill due to the bend. He expressed concern that a serious accident may occur if the situation continues. Councillors were informed that a recent incident had occurred near the school during pick-up time, with a vehicle parked close to the path and another car came quickly around the bend and was unable to overtake safely.

The Clerk will contact Highways to ask whether they hold a record of this incident once provided with the necessary details.

13. Breckland's Community Land Asset Transfer

A map of Breckland owned land within the parish was reviewed. All parcels of land would be transferred as amenity land, Members noted that taking ownership would provide no benefit to the community as they were so small, while placing an ongoing maintenance liability on the Parish Council. It was unanimously **agreed** not to pursue the land transfer.

14. Finance

14.1 All agreed the following items for payment (* - already paid)

To Pay	Detail Invoices available for viewing	£ Total	VAT	Ex VAT
Unity Bank	Service Charge*	6.00	-	6.00
R Wade	Clerk wages and expenses for February	508.28	5.68	502.60
HMRC	PAYE for February	70.00	-	70.00

14.2. To note any receipts

Detail	£ Total
Interest received	115.61

14.3. Neighbourhood plan payments

To Pay	Invoices available for viewing	£ Total	VAT	Ex VAT
None		-	-	-

14.4. Neighbourhood plan receipts

Detail	£ Total
None	-

14.5. Bank Position and budget

This was circulated prior to the meeting and was noted by members.

14.6. Norfolk Parish Training and Support Spring seminar (10th March 2026)

The Clerk reported she is unable to attend on the date offered.

15. Correspondence received since last meeting

Norfolk PTS, Norfolk ALC, emails from residents, Breckland's – Disposal of Car Parks to Town Councils, CPRE, Mid Norfolk Railway, Breckland Planning, Norfolk County Council Service Delegation Agreement, Breckland Community Land Transfer, Flagship Homes, Breckland's – Note on 5 Year Housing Land Supply, Norfolk Strategic Flooding Alliance, Parish Online, Environment Agency, Breckland's Local Plan update, CC Ed Connolly's resignation and Community Action Norfolk.

16. New website

The Clerk reported that the new website (yaxham-pc.gov.uk) is now live. However, due to the upcoming referendum and newsletters, banners and other materials still reference the previous web address. To not cause confusion the new site will not be used until after the referendum.

17. General Parish Issues (for information only)

The Chair reported that the Local Plan consultation had been published and highlighted several points of relevance to the parish. Anglian Water had advised that the draft plan represents a missed opportunity for climate-change mitigation, noting in particular that proposals for new water-recycling centres places delivery responsibility on developers. They further confirmed that there is currently no wastewater or surface-water sewer provision at the Shipdham Airfield site, and that non-domestic water-supply requests exceeding 20m³ are presently being declined. Comments submitted regarding the sites put forward during the Call for Sites were read out and noted.

The Clerk asked whether Councillors wished to comment on the email from the North Tuddenham Clerk regarding the proposed relocation of the livestock market, and whether this should be included on the next agenda. Councillors agreed that it should be added to the next agenda.

18. Date of the next Parish Council meeting

25th March 2026

The Chair closed the meeting at 20.49pm

Yaxham Parish Council

3PL/2025/0829/FMIN – Appeal Ref 6004431

Wyvern Farm, Mattishall Road, Garvestone NR9 40P

Change of use for agricultural buildings to run a civil engineering business and storage of associated vehicles and equipment.

Breckland refused this application on 11.8.25 citing 2 main reasons – evidence not provided by the applicant that there are no suitable alternative sites and the unclassified road network is inadequate.

Implication for Brakefield Green and Yaxham – The applicant has suggested an alternative HGV route from the site along Mattishall Road to Brakefield Green using Stone Road junction to access B1135 and A47.

Lack of passing provision is acknowledged on this route and there is a proposal for 16 passing places in new locations.

Para 6.7 of appellants statement states Wyvern Farm would be the storage base for large machinery, cable reels and construction vehicles which are used in the applicant's cable laying business. 8 – 10 gangs are employed each with a digger and van, 2 grab lorries and 4 F/T staff on site.

6.31 states a peak hourly movement of 42 vehicles during the evening period.

As far as Yaxham is concerned to have such a volume of additional HGV traffic along from Wyvern Farm leading to Stone Road C200 with its sharp bends would be unacceptable. This is a 3 mile route on a single track road which is unlit and in some places has no footpath or pedestrian refuge because of high banks either side.

Shipdham Airfield is far more accessible, is nearby at 4.5 miles with travel time of 9 minutes. It is also well used for construction and commercial businesses. There is no necessity to place a civil engineering business in a quiet rural location with severely limited road network for type and size of the construction vehicles that are necessary.

The appeal should be dismissed for these reasons.